



**Municipality of South Huron | County of Huron**

322 Main St. S.  
Exeter, ON N0M 1S6

**RE: SOUTH HURON COMPREHENSIVE ZONING BY-LAW**

May 14, 2018

To whom this may concern,

The Exeter BIA would like to submit the following comments for consideration for the development of the new comprehensive Zoning By-Law for the Municipality of South Huron.

**General Comments:**

The BIA supports the following proposed changes in the commercial areas of Exeter, as was already included in the recommendations in the Thames Road Corridor Study:

- More mixed use in the South Bank district and Highway Commercial Zone
- Much greater flexibility for commercial uses - over 100 permitted uses vs. 40 in original ZBLs
- Research-based foundation for size difference between core commercial and highway commercial (if below 1000 square metres in floor area, should be located in core)

Additionally, at a recent board meeting, the following was discussed:

- At the 2018 Ontario Business Improvement Area Association (OBIAA) Conference, there was much discussion on how downtowns across North America are increasingly becoming mixed-use spaces with more residential development. Providing opportunities for people to live in the downtown increases the number of potential customers for small businesses and allows downtowns to look like thriving neighbourhoods with people on the street, encouraging passersby to stop and spend money locally.
- Thus, the board thinks that the zoning by-law should allow the addition of 'residential use' to certain properties within the C4 commercial districts, specifically to address the old Canadian Tire and Dinney's properties that have sat vacant for years.
- The board feels very strongly that we cannot allow residential use to the ground-floor level on the properties between Anne and Victoria Streets, but South of Anne Street should be open for residential to encourage investment in those properties.
- The board also discussed that currently the properties above are overpriced and that could be part of the reason they haven't been sold and redeveloped. They wondered if the removal of the 'vacant unit rebate tax' would result in the current property owners selling those properties at a reduced price from their current over-priced ask and if they could be redeveloped under the currently permitted commercial use.
- Nonetheless, the board felt that being less restrictive in those areas would only help to attract investment to those properties in a quicker fashion.
- The board also discussed that South Huron needs to take a more proactive in marketing the opportunities available to potential investors; simply adding residential use will not necessarily result in investment.

Sincerely,

A handwritten signature in black ink that reads "Rose Glavin". The signature is written in a cursive, flowing style.

Rose Glavin  
Chair, Exeter BIA